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Schedules- Part 17, 18 & 19

**PART 17—Lighting and Electrical Installations**

Every habitable room, kitchen, corridor, staircase, work room, and any other room containing bath or privy accommodation or both shall be provided with facilities for the entry of natural light to and from the open air. No door or doorway shall be taken into account when calculating the area available for the entry of natural light provided that a fanlight over a door or glazed or louvred area of a door may be taken into account. The total area available for the entry of natural light into a habitable room, workroom, shop, corridor or other similar area of a building shall be at least 15 per cent of the total floor area. All openings available for the entry of natural light to every habitable room, workroom, shop corridor or other similar area shall be protected from glare, direct rays of the sun and rain penetration by eaves and other projection which shall extend at least 600mm from the external wall and the openings; and so distributed as to ensure uniform illumination.

In areas considered geographically to have hot dry or monsoon climates the subregulation of this regulation shall apply instead of subregulation of this regulation. Where the external wall of a room is not less than 0.30m thick and exerts a stress of at least 4.30 KPa of vertical superficial area, the total area available for the entry of natural light shall be not less than 3 percent of the floor of the room provided that nothing in this provision shall require any part of the opening to be less than 2m above floor level. Where an external wall facing between south east and south west or an external wall facing between north east and north west is shaded from the sun by eaves or other projection which extends at least 1.2m from the other surface of the wall—the total area available for the entry of natural light shall be not less than 10 per cent of the floor area of the room; and the bottom of this opening shall be not more than 1.0 metre above floor level.

Notwithstanding any provision of this regulation, in all climates where the entry of natural light is through a covered balcony or verandah, this shall be not less than 15 per cent of the combined floor areas of the room and the balcony or verandah. Where part of a habitable room is used as a kitchen there shall be, in addition to the facilities for the entry of light to the remainder of the habitable room, a window area of not less than 0.47m² permanently available for the admission of light into part of the window area which shall be more than 2.4m from the cooking area. The facilities for the entry of natural light to a kitchen shall consist of a window area which shall be not less than 15% of the floor area of the kitchen and no part of this window area shall be more than 2.4m from the cooking area.

The total area available for the entry of natural light to a bathroom shall not be less than 0.25m². The total area available for the entry of natural light to a room containing only privy accommodation shall not be less than 0.25m². No part of an opening providing natural light or ventilation to a room containing privy accommodation shall be less than 1.65m above floor level. Electrical installations, including the service capacity of the installations and the number and distribution of circuits shall meet the

requirements of an approved code of practice. Unless otherwise approved by the District Planning Authority, electrical facilities shall be provided for every building and every dwelling unit and public shared space in buildings containing dwelling units or multiple occupations such as blocks of offices. Electrical facilities, shall have sufficient capacity to provide, without overloading, electrical energy for lighting appliances, outlets and equipment installed in the building.

Entrance switches, metres, panel boxes, time clocks and other similar equipment shall not be located in any public area unless adequate precautions are taken to prevent interference with the equipment. An exterior lighting outlet with fixture controlled by a wall switch located within the building shall be provided at every entrance to buildings of residential occupancy, workrooms, shops, offices or any outlets, lights other similar space or building. Except as provided in subregulation of this regulation a lighting outlet with fixture controlled by a wall switch shall be provided in kitchens, bedrooms, living rooms, utility rooms, dining rooms, bath-rooms, water-closet rooms, vestibule and hallways in dwelling units, workrooms, shops, offices or any similar space or building.

Where a receptacle controlled by a wall switch is provided in bedrooms or living rooms, the rooms need not conform to the requirements in subregulation of this

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regulation. Every stairway shall be lighted. Wall switches located at head and foot of stairway shall be provided to control at least one lighting outlet with fixture for stairways with four or more risers in dwelling units, workrooms, shops or any similar space or building. A lighting outlet with fixture shall be provided in storage rooms. A lighting outlet with fixture shall be provided for an attached, built-in or detached garage or carport and the outlet shall be controlled by a wall switch near the doorway where the fixture is ceiling-mounted above an area normally occupied by a parked car except that where a carport is lighted by a light at the entrance to a dwelling unit, additional carport lighting shall not be required. Every public or service area in buildings shall be provided with lighting outlets with fixtures controlled by a wall switch or panel to illuminate every portion of the area.

Illumination levels in all habitable rooms, workrooms, shops, and stairways shall be adequate to facilitate the safe movement of persons and efficient performance of visual task and shall be in accordance with the requirements of an approved code of practice. Naked lights such as gas lamps, hurricane lamps or any other similar appliance may be used in habitable rooms, workrooms, shops and similar areas and the rooms shall be adequately ventilated except that no provision in this regulation shall permit the use of such lamps in rooms and spaces where their use may cause pollution, explosion, or fire. Subregulation of this regulation shall also apply to septic tanks, cesspools and privy accommodation where explosions may occur. Deep rooms which cannot be adequately lit by daylighting shall be provided with supplementary artificial lighting. In all habitable rooms and working spaces, daylight shall be available for a minimum of 70 per cent of the working day.

In addition to day-lighting, where the daylight contribution to buildings with rooms designed to be lit primarily by day-light is limited, supplementary artificial lighting shall be provided with the approval of the District Planning Authority. Where mechanical ventilation is required, this shall be approved by the District Planning Authority. Where air-conditioners are provided, the day lighting provisions in this regulation shall also apply. At least one lighting point in each habitable room, kitchen, bathroom and room containing privy accommodation shall be provided. Lighting points near the top and bottom of each stairway shall be so placed that the stairway as well as any landing, passage or hall is adequately illuminated, but where there is no stairway at least one lighting point in each hall or passage shall be provided. Adequate security lighting shall be provided about a building for lighting up the premises at night. The control switches of such security lights shall be accessible only from within the building.

PART 18 —Special Requirements for Rural Buildings

166. (I) The provision of Part 111 of these Regulations shall also apply to rural buildings except that the provisions shall be applied with such modification and discretion so as to achieve flexibility. Where local circumstances so demand, a special landscape area may be delineated and set aside for the cultivation and development of appropriate plant species for use as domestic fuel. Areas of scenic attraction and landscape beauty may be designated by the District Planning Authority as "farming free zones" and earmarked for the development of tourism. Water-falls and other bodies of water such as lakes, lagoons, may be classified by the District Planning Authority as "Special Landscape Areas" where ecological and environmental values shall be preserved and protected. Rare trees and other plant species shall be preserved and developed into an arboretum or botanical garden. Shrines and other cultural edifices of historic importance shall be preserved as part of the national socio-cultural estate. Where appropriate, game and wildlife shall be preserved, protected and developed as national resources for tourism. As far as possible, all landscape techniques, planting and grass shall be applied to check erosion and to supplement drainage devices. Buildings in rural areas shall have drainage and for that purpose regulations 116 to 134 of these Regulations shall apply to such rural building. Buildings. In addition to any other requirement in these Regulations, adequate drainage shall be provided round wells, boreholes, public bath houses and other uses that discharge water.

The provisions of regulation 135 to 143 on sanitary convenience other than regulation 138(1) and (4) shall apply to rural buildings. Each house or household shall have its own refuse bin or Refuse bucket located at a convenient place either within or outside the house. Each domestic refuse bin shall be emptied daily by depositing the refuse at an approved site. Every District Assembly shall select approved sites for the communal disposal of refuse. The District Assembly shall design an acceptable method of refuse disposal in consultation with the local public health authority. The refuse disposal site shall be not less than 30 metres from the village and located on the leeward side. Refuse shall not be dumped either along a stream, into a stream, or in any manner that may create health hazards. Refuse sites may be conveniently located in dry valleys or used to reclaim specified areas approved by the local public health authority. Appropriate measures shall be taken by the District Assembly to ensure that the refuse disposal site is not used as an open air public lavatory or as a breeding ground for animals and poultry.

Where a structure has been constructed as a transfer disposal station, the District Assembly shall ensure regular clearance and disposal at the approved site. Where a house in a rural area is of "modern construction" and fulfils the approving requirements of a "town house", all the clauses on water supply in Part XVI shall apply, especially where pipe-borne water supply is available. Where no pipe-borne treated water is available, bore-holes, wells and rain water collection in tanks shall be acceptable source of water supply. Bore-holes, wells and similar sources of water supply shall follow the specifications and construction details laid down by the Ghana Water and Sewerage Corporation or any agency charged with the responsibility.

Sources of water supply or water storage that breed mosquitoes shall be identified and checked by the District Assembly using appropriate and other insect spraying devices. Part IV of these Regulations which deals with the various categories of materials applicable in urban buildings shall apply where appropriate to rural buildings under this Part.

PART 19—Miscellaneous Provisions

Where a building which was not constructed for occupation as a house is converted into a dwelling house for occupation, the provisions on these Regulations on dwellings shall become applicable to the building. Where a building constructed for a specific purpose is converted into a building for a different purpose, the provisions of these Regulations relevant and applicable to the new construction shall apply as appropriate. Where a building originally constructed for occupation by one family only becomes occupied by two or more families and is so altered or extended as to create separate dwellings the provisions of these Regulations shall apply accordingly with the necessary modifications.

This regulation shall apply to the size and location of backyard farming including—beekeeping, fish farming, animal husbandry and stables, snail and crab farming; and the rearing of any other animals in residential, commercial or industrial areas of an urban area. Within a commercial, industrial or residential area—the rearing of pigs, goats, sheep, cattle, horses, camels and any other such animals is prohibited; and the keeping of bees and backyard poultry farming shall be within a tolerable level and no coop or structure intended for bee-keeping and poultry farming shall be located at a distance of less than six metres from any habitable building or any boundary wall or line of a habitable building.

The floor area of any coop structure intended for poultry farming shall not exceed 15m² for the first 1000m² and 5m² for every additional 1000m² plot area. The requirements of this regulation shall apply to all buildings used or intended to be used primarily by animals, except that this regulation shall not apply to—kennels, the total cubic content of which does not exceed 1.3m³ and for not more than two dogs; coops or aviaries, the total cubic content of which does not exceed 2.90m³; hutches or cages, the total cubic content of which does not exceed 0.25m³ for the use of small animals; and aquaria, the total cubic content of which does not exceed 10.25m³ of water, constructed for or used by domestic animals of the occupant of a dwelling. No such building shall be constructed without the written permission of the local public health authority who may determine the species of animals which may use the building.

No part of the building shall be less than 6m from any part of a building used for human habitation. An animal building shall have adequate access to a street, except that this access shall not pass through or under any building used or intended to be used for human habitation. Where the cubic content of any of the buildings specified in subregulation (1) exceeds 8.9m³, the materials used for the construction of the building shall comply with Part IV of these Regulations except that no wooden framed buildings shall be constructed for use primarily by animals other than birds. All external walls and floors of the buildings shall be robust and solidly constructed of impervious and fire resisting materials, and where sub-divisions or cubicles are required, each cubicle shall have an internal area of not less than 2.15m long by 1.20m wide for cattle, 3m long by 2m wide for a boar house.

The design and drainage of all such buildings shall be approved by the District Planning Authority. No room intended for human habitation or storage of food shall be built over or form part of a structure for use by animals. Access for animals shall not be through any room used for human habitation or storage of food. The waste water from buildings for animals shall normally be disposed of into a public sewer. Where no public sewer exists a local sewer shall be constructed to take care of the effluent in accordance with Part XIII of these Regulations. The waste shall not be discharged into the open fields or drains in such a manner as to constitute a nuisance to the inhabitants. External walls of slaughter-houses shall be of solid construction and all internal finishes to walls, floors and ceiling shall be of such impervious material or other approved materials that facilitate cleansing and the design and drainage shall be to the satisfaction of the District Planning Authority. Adequate ventilation and natural lighting shall be provided in slaughter-houses.

All windows and openings of slaughter-houses shall have sound insect-proofing and wherever possible insect proof lobbies shall be provided for all entry and exit points. Entry and exit points shall be provided with foot-baths containing disinfectant. The waste water from a slaughter-house shall normally be disposed of into a public sewer except that where no public sewer exists, a local sewer shall be constructed to take care of the effluent in accordance with Part XIII of these Regulations. No waste shall be discharged into the open fields or drains in such a manner as to constitute pollution of the environment. Adequate provision of water closets, urinals, showers and wash-hand basins shall be provided and these shall be located such that they will not open directly into the main hall of the slaughter-house. Foot-baths shall be located at all entry points from privy accommodation to avoid contamination.

A market may consist of a single or two storey building with compartments or a series of open structures, some temporary, others permanent where buying and selling of food items and other wares are carried out, and where bulk-breaking takes place in the lorry park adjacent to the market. Where single or more storeys are constructed, non-combustible materials shall be used for all external walls, and all internal finishes to walls, floors and ceilings shall be non-combustible and impervious. Closed markets shall be compartmentalized so as to frustrate the spread of fire. All means of escape shall comply with sub-part 11 of Part VI of these Regulations. Adequate lighting and ventilation shall be provided to the satisfaction of the District Planning Authority. The design and drainage of a market complex shall be approved by the District Planning Authority. Sanitary conveniences shall satisfy Part XIV of these Regulations and shall be so located as to eliminate contamination to food items. Provision on fire fighting equipment shall satisfy Part VI of these Regulations. Open markets and lorry parks shall be well drained and erosion checks shall be provided.

Swimming pools may be sited indoor or in the open air. Where swimming pools are enclosed all external walls shall be of solid construction and all internal finishes for floor, walls and ceilings shall be of impervious materials to facilitate cleansing. Floors shall be anti-static and shall be so well drained as to provide a non-slippery surface. Adequate sanitary conveniences shall be provided and so located as to encourage the swimmers to wash before entering the pool. Where the facility is an indoor swimming pool, adequate ventilation and natural lighting shall be provided. The sides of open air swimming pools shall be so constructed as to drain away from the pool and to prevent rainwater from washing into the pool. First aid facilities shall be

provided to cater for minor accidents. Swimming pools shall be designed and constructed in accordance with accepted international standards.

Crematoria and cemeteries intended to be used for the disposal of human remains are best located on the same site but where this is not possible they shall be located as near as possible to each other. Cremation installations shall be located away from public areas preferably at the rear of the cemetery chapel. Ancillary facilities shall be located away from the installations. Means of access shall comply with the provisions on means of escape in Part VI of these Regulations. Cremation shall be performed with electricity or gas-fired special furnaces, consuming 45km per cremation. Cremation shall be completely dust-free and odourless at a temperature of 900-1000°C dry air. The furnace shall be pre-heated for 2 to 3 hours and the cremation shall last for 1-1.25 hours. Supervision shall be through airtight peep-holes. The ashes shall be gathered and stored in iron boxes. Cemeteries shall be well drained and landscaped to minimize erosion. Gangways shall be clearly defined so that graves are not pedestrianised. Graves shall be 1.8m deep in accordance with international standards. Graves shall normally be allowed to lie fallow for a minimum period of 30 years before the land is re-used or converted for development purposes.

This regulation shall apply to incinerators which shall be used solely for the purpose of burning refuse and shall satisfy Part XV of these Regulations. Private incinerators shall not be allowed under this regulation but where an exception is made, the District Assembly shall inspect the site to ascertain the location and the design of the structure. A District Assembly shall, before granting an exception, determine the kind of refuse the applicant wishes to burn and if this will create a health hazard, permission to construct or install the incinerator shall be refused. This provision shall apply to all garages attached to houses which may be regarded as building within the scope of these Regulations.

The floor of garages shall be constructed of non-combustible material. Any wall or column, ceiling or roof covering shall be constructed of non-combustible materials or if in timber shall comply with Part VI of these Regulations. Where there is a door between the garage and another part of the building—the upper surface of the threshold of the doorway shall not be less than 100mm higher than the floor of the garage; and the door and its frame shall be constructed of non-combustible material or timber which complies with Part VI of these Regulations. Where the garage is enclosed on all three sides except the entrance, it shall be provided with adequate permanent ventilation. The use of timber for building a garage shall be permitted—where used structurally if the least dimension of the timber is not less than 50mm and the least cross-sectional area is not less than 3900mm²; and where used in doors, windows, louvres or shutters if the least dimension of the timber is not less than 25mm and the least cross sectional area is not less than 1900mm².

Floor finishes of garages attached to houses shall be constructed of—compacted stones, gravel or laterite, with or without renering; or concrete to mix B. All walls and columns of garages shall comply with the

requirements of Part V. Where a ceiling is required, it shall be constructed of hard-board, cement or sand rendering, plasterboard or plaster in accordance with the provisions of Part VI. The roof and any framing and covering shall comply with Part V and Part IX of these Regulations. (1 I) Where permanent ventilation is required the openings in each two opposite sides of the garage shall be not less than 0.50m above floor level and additional ventilation may be arranged as desired. 181. (1) This regulation shall apply to any garage which is a detached building. The floor of the garage shall be constructed of non-combustible material. Any wall, or column, ceiling or roof covering shall be constructed of non-combustible material or timber which complies with Parts V and IX of these Regulations.

Where a garage is enclosed on all four sides it shall be provided with adequate permanent ventilation. The use of timber shall be permitted—

where used structurally if the least dimension of the timber is not less than 50mm and the least cross sectional area is not less than 3900mm²; and where used in doors, windows, louvres and shutters, if the least dimension of the timber is not less than 25mm and the least cross sectional area is not less than 1900mm. Where more than three persons are employed there shall be provided for them suitable and sufficient privy accommodation separate from that provided for the occupants of the house. Where more than six persons made up of male and female are employed at the same time, there shall be provided separate privy accommodation for each sex separate from that provided for the occupants of the house. Where in order to comply with subregulations (1) and (2) of this regulation there is provided privy accommodation, suitable washing facilities adjacent to the privy accommodation shall be provided.

Where part of a building is used as a house and another part Is used for preparing or cooking food for sale, the area of that kitchen shall be at least 9.0m²: the shortest horizontal dimension shall be at least 2.4m, and the average height shall be at least 3m and in no part of the kitchen shall the height be less than 2.4m. The equipment in the kitchen shall comply with the requirements of Part X. The materials and finishes of such kitchens shall comply with the requirements of Part IV. The floor, columns, wall and ceiling or roof covering shall be constructed of non-combustible materials. The inner surfaces of the floor, columns, walls and ceiling to the kitchen shall be smooth and impervious to moisture.

Adequate and suitable arrangements shall be made where required by the District Planning Authority for the removal of fumes and excess heat. Compliance with these Regulations for buildings shall not absolve any person from compliance with other regulations relating to health. A commercial kitchen shall be considered to comply with the preceding provisions of this regulation, if—the floor complies with regulation 175(1) provided that wooden floors shall not be permitted;the walls either—comply with Part IV; or are constructed of timber framing which com—lies with Part IV covered on both sides with sheet metal or cement glass or suitable plastics or plasterboard;the ceiling complies with regulation 175(1) provided that it shall be constructed of sheet metal cement or plaster board, or suitable plastics, or plaster; the columns comply with Part VI; the surfaces of the walls and ceiling are smooth, have all corners rounded, and are painted; the floor surface is finished to a smooth hard wearing fair face as approved or required by the District Planning Authority;all floor surfaces consist of approved tiles set in mortar mix C; and any hood required by

the District Planning Authority for the removal of fumes complies with the requirements of Part X of these Regulations.

Where any room of a building is used as a laundry in which Commercial washing or pressing is done for commercial purpose, there shall be provided for each such room—enough and suitable sinks or other containers for water; enough supply of hot and cold water; sufficient and suitable working surfaces; walls and ceiling impervious to moisture; and floor which is impervious to moisture and adequately drained. The waste water from sinks and the floor shall be disposed of in compliance with the provisions in Part X111 on waste water. A commercial laundry shall be considered to comply with subregulation (1) if—the walls, column and ceiling are rendered or covered with a material other than soft board or other water absorbent material; each wall, column and ceiling surface or the underside of roof covering where there is no ceiling is painted in compliance with Part V; and the floor consists of concrete to mix C, of not less than 75mm thick, brought to a smooth surface by rendering or otherwise and graded to a channel or gully.

No corn grinding machine shall be installed in any room or building not constructed for the purpose of grinding corn or other cereals. Every such building shall be of approved design, with good ventilation, natural lighting and sound safety precautions. Walls, floors and ceiling shall be so constructed as to facilitate cleansing. In these Regulations unless the context otherwise requires—"adobe" means an earth material stabilised or unstabilised and includes sundries bricks or sundries blocks; "approval" means consent given by the District Planning Authority for building development; "approved" means approved by the District Planning Authority; "apron" means an extension of the concrete floor of a building, a garage or any such structure beyond the face of the building; "atakpame" or "mud wall" means a wall constructed with a monolithic earth material such as swish, clay, laterite or other soils that have not more than 25% organic matter; "building inspector" means a person employed by a District Planning Authority for the purpose of inspecting building construction to ensure compliance with the requirements of these.

Regulations and shall be any person who has undergone an approved training in building and is versed in the construction of buildings, structural design and analysis, building maintenance, law related to buildings, principles of town planning and design principles and for that purpose any of the following may be a building inspector—an architect; a professional building surveyor; a civil engineer; or a professional builder. "British Standards" and "British Standard Codes of Practice" mean publications by the British Standards Institution, British Standard House, of 2, Park Street, London, W1 England; "building" means any structure or a part of a structure and includes drains, sewers, pipes and everything regulated in these Regulations; "building line" means a line as fixed or to be fixed by the Town and Country Planning Department in relation to a plot beyond which no building shall project; "business premises" means a building used or constructed or adapted to be used wholly or partly for business purposes; "ceiling" means the covering to the underside of joists, rafters, collar ties, or slab and where no such covering is used "ceiling" means the underside of the joists, rafters, collar ties, or slab above a room; "cement" means Portland cement which complies with British Standard Specification No.12, or No.146, 1947 and subsequent revisions; "cement concrete" means a concrete made of cement, clean sharp sand, or other hard tough coarse aggregate properly mixed with clean fresh water; references to concrete mixes in these.

Regulations are to be construed in accordance with provisions in Schedule 3 Tables A and B of these Regulations; "chop bar" means a temporary place or structure where food is prepared and eaten; "cross wall" or "internal wall" means any wall built up regularly with the external or parting walls so as to divide the building into rooms; "District Planning Authority" includes a Metropolitan Planning Authority; "drains" means that part of the main drain and its branches conveying the discharge from the soil pipe to the first compartment of the septic tank, or to the public sewer, but does not include the vertical soil pipe above the ground level; "dwelling house" means a building constructed, adapted or designed to be used for human habitation; "effluent drain" means a pipe, an open channel or underground conduit, for the conveyance of sewage or other waste matter; "end grain" means the face of a piece of lumber which is exposed when the fibres are cut transversely; "fence line" means the fence line as fixed or to be fixed by the District Planning Authority; "flashing" means sheet metal or other material used in roof and wall construction to shed water; "floor" includes any horizontal platform forming the surface of any storey and joists, board, timber, stone, brick, concrete or other substance connected with or forming part of such platform; "foundation" means the lower portion, usually concrete or masonry and includes the footings which transfer the weight and load of a building to the ground; "GS" means Ghana Standards; "Ghana Standards" means publications on building standards by the Ghana Standards Board; "grade" means the level of the ground surface around the foundation wall; "habitable room" means a room used or constructed or adapted to be used for human habitation and includes a living room;

"Health Officer" means the Public Medical Officer of Health and any person appointed by the Medical Officer of Health not below the rank of Health Superintendent; "kitchen" means a room used for the preparation or cooking of food; "living room" means a room designed for permanent human habitation and excludes verandahs, kitchens, sanitary annexes and outhouses; "Minister" means the Minister responsible for Works and Housing; "out building" means a building room used solely for kitchens, bathrooms, latrines, garages, stores and similar purposes and may include not more than three habitable rooms for servants quarter; "prescribed" means prescribed by regulations; "public building" means a building used or constructed or adapted to be used either ordinarily or occasionally for any of the purposes classified in the Schedule 7.

Part I to these Regulations, provided that for any of the purposes classified in these Regulations—a building shall not be considered to be public building unless the accommodation provided in it exceeds 100 persons or the aggregate of the floor space exceeds 240m²; "refuse" means rubbish or waste materials generated in either private or public areas and may consist of mainly vegetable matter, synthetic materials, empty cans and broken bottles; "room" means any sub-division of any storey of a building; "sand-cement blocks" means blocks made of cement and

clean sharp sand properly mixed with clean fresh water, the proportions of which shall not exceed five parts of sand to one part of cement; and the blocks shall be thoroughly compacted in the moulds and cured in the shade and kept wet for at least seven days and thoroughly dried out before being used in a building; "small building" means one storeyed building of a capacity of less than 500m³ (five hundred cubic metres) or a two storeyed building with neither storey having a floor area of more than 90m² (ninety square metres); "soil pipe" means any line of pipes receiving the discharge from any fitting, such as a water closet or urinal or slop sink and connected to a soil drain; "storey" means the space between the under surface of every floor and the under surface of the floor next above it, or if there is no such floor above it, then the underside of the tie of collar beam of the roof or other covering when ceiled at such level, or if there is no tie or collar beam then the level of the vertical height of the underside of the rafters or other support of the roof; "surface water drain" includes any open channel or drain for drainage of rain water and subsoil water and for the drainage of sullage water from lavatory basins, kitchen sinks, baths and similar fittings, apart from sewage, or other deleterious fluid; "swish" means mud or landcrete; "temporary structure" includes scaffolding, hoardings, fences, huts, kiosks, booths, or shelters; "thermal insulation" means material used to resist heat transmission through walls, floors or roofs; "waste pipe" means a pipe used to convey sullage and waste water but not sewage; "wattle and daub" means a system of mud walling with an inner framework of wood twigs or palm branches; "width" when applied to streets means the whole extent or space intended to be used or laid out in such a manner as to be used as a public way, open drain, foot-path and grass verge, measured at right angles to the course or direction or intended course or direction, of such street; and when applied to stairs, means the total length of the tread between the strings, if any, exclusive of balustrading; "work" means work on any building and includes the alteration, extension and repair, but does not include the decoration of the building. The provisions of these Regulations are in addition to and not derogation from compliance with any other statutory requirement,

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